

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

PRIORS WALK MORPETH NE61 2RF



- Semi Detached Bungalow
- Double Glazing & Gas CH
- Updating Required
- Council Tax Band: B
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Two Bedrooms
- Gardens & Garage
- EPC: D
- Tenure: Freehold

Price £155,000

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Offered with no onward chain, this two-bedroom semi detached bungalow is located on Priors Walk, within the popular Kirkhill area of Morpeth. The property presents an excellent opportunity for those looking to modernise and create a home tailored to their own requirements, making it an ideal option for buyers seeking single-level living in a well established residential location.

The accommodation benefits from double glazing and gas central heating via a combi boiler, and briefly comprises: entrance porch, lounge, kitchen, rear porch, two bedrooms and bathroom/WC. Externally, there are gardens to the front and rear, an attached garage, and a driveway offering off street parking.

Kirkhill is a desirable area, popular with those looking to downsize while still being close to amenities. Within easy reach are a local shop, pharmacy, and regular bus routes. Just a short distance away, Morpeth town centre provides a wide range of independent and high street retailers, cafés, restaurants, and the stylish Sanderson Arcade. The town also boasts attractive riverside walks and parks, adding to the appeal of the location.

There is also convenient access to the A1 and Morpeth Railway Station, providing excellent transport links to Newcastle, Edinburgh, and beyond.

A property with great potential in a sought after location early viewing is recommended.

ENTRANCE PORCH

Entrance door to side, double glazed windows and door providing access to the lounge.

LOUNGE

14'4" x 13'8" max (4.38 x 4.18 max)

Double glazed window to the front, radiator and gas fire in decorative surround.



KITCHEN

8'5" x 10'11" (2.58 x 3.34)

To the rear of the property with fitted wall and base units, sink drainer unit with mixer tap and a cooker point. Double glazed window to the rear and an external door leading to the rear porch.



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REAR PORCH

10'8" x 4'3" (3.26 x 1.3)

Double glazed windows, tiled floor and an external door leading to the rear garden.



BEDROOM ONE

11'8" x 11'11" (3.58 x 3.65)

Double glazed window to the front and a radiator,



BEDROOM TWO

10'10" x 8'10" (3.32 x 2.7)

Double glazed window to the rear, radiator.



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BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath with an electric shower over. Double glazed window to the rear, radiator and loft access.



EXTERNALLY

The rear of the property has an enclosed garden with shed, greenhouse and access to the garage. The front of the property has a further garden, driveway for off street parking and access to the garage.



FRONT GARDEN



GARAGE

7'8" x 27'10" (2.35 x 8.5)

Single attached garage with an up and over door, power and lighting and a door to the rear garden.

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GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

There has been a failed transaction on this property if there is any further information you required please do not hesitate to contact the office

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information, but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply -Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains Gas

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker June 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 13 mbps 1 mbps Good

Superfast 80 mbps 20 mbps Good

Ultrafast 1000 mbps 1000 mbps Good

Mobile & Data - Likely with O2. Limited with Three, EE & Vodafone (Ofcom Broadband & Mobile Checker June 2025).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2036 & 2069 - Very Low Risk - (Gov.uk Flood Risk Checker June 2025).

Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 – Very Low Risk - (Gov.uk Flood Risk Checker June 2025).

Planning Permission - There is currently two active planning permissions for Priors Walk. For more information please see – <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked June 2025).

Coalfiel & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

There are no estate charges payable for Priors Walk.

Council Tax Band: B (Source gov.uk Checked June 2025).

SALE SUBJECT TO PROBATE

The sale of this property is subject to a grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

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MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

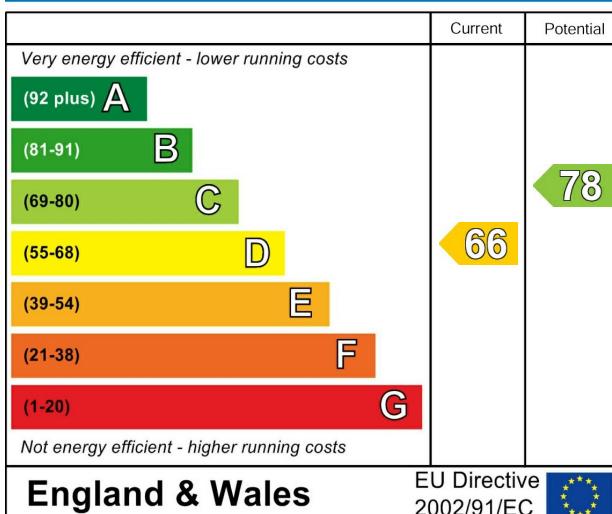
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

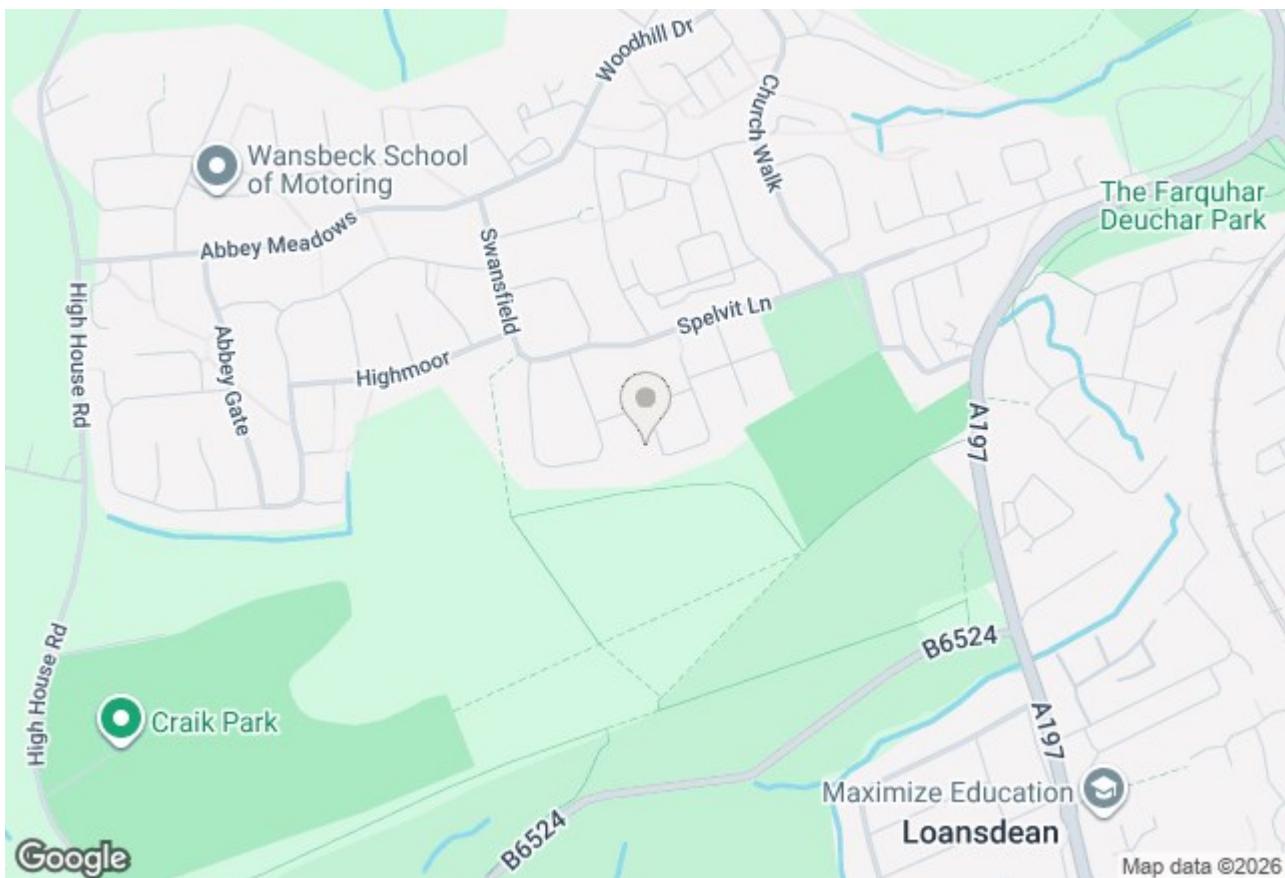
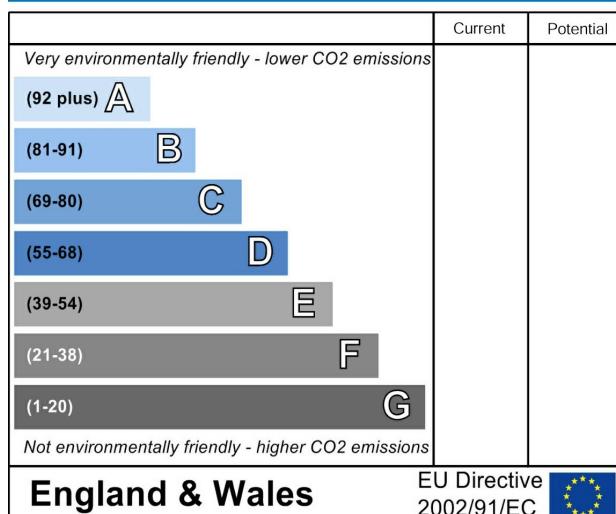
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

17F25AOAO

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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